

Building Department “Approved as Noted” Criteria

Building Review

1. Minimum required depth below grade of footings.
 - a. Monolithic Slab – **FBC 2004 sections R4404.5.1.1 and 1821.1.1**
 - b. Continuous Footings – **FBC 2004 sections R4404.3.4.5 and 1819.4.5**
 - c. Isolated Footings – **FBC 2004 sections R4404.3.5.3 and 1819.5.3**
2. Edge recess in concrete slabs and beams supporting exterior walls – **FBC 2004 sections R4404.4.3.4 and 1820.3.4**
3. Reinforcement of partitions supporting wall hung cabinets or plumbing fixtures – **FBC 2004 sections R4409.5.1.15 and 2318.1.15**
4. Wood to be pressure-treated when in contact with concrete or masonry – **FBC 2004 section R319 and 2304.11**
5. Bathroom finishes – **FBC 2004 sections R307.2 and 1210**
6. Attic access panel dimensions – **FBC 2004 sections R807.1 and 1209.2**
7. Minimum discharge distance from building walls of downspouts or condensate line – **FBC 2004 sections R320.7 (2005 Supplement) and 1503.6**
8. Shutters above first floor to be installed from the inside – **FBC 2004 sections R4410.4.6.1 and 2413.6.1**
9. Slope of garage floors – **FBC 2004 section R309.3**
10. Garage door swing – **FBC section R311.5.4**
11. Restroom doors to be self-closing in food establishments – **FBC 2004 section 426.3.2.2**
12. Minimum required flame spread classification of finishes – **FBC 2004 section 803**
13. Maximum allowed spacing of pickets at guardrails – **FBC 2004 section R312.1 and 1012.3**
14. Handrail clearance from wall – **FBC 2004 section R311.5.6.2 and 11-4.9.4(3)**
15. Shape of handrail – **FBC 2004 section R311.5.6.3 and 1009.11.3**
16. Chimneys and fireplaces to comply with UL 127 – **FBC 2004 section R1002.1**
17. Height of chimney above roof – **FBC 2004 section R1001.6**
18. Detectable warnings at vehicular crossings – **FBC 2004 section 11-4.29.5**
19. Door handles in accessible doors – **FBC 2004 section 11-4.13.9**
20. Mounting heights of restroom fixtures and accessories
 - a. Water Closet – **FBC 2004 section 11-4.16.3**
 - b. Lavatory – **FBC 2004 section 11-4.19.2**
 - c. Mirror – **FBC 2004 section 11-4.19.6**
 - d. Urinal – **FBC 2004 section 11-4.18.2**
 - e. Grab bars – **FBC 2004 section 11-4.16.4**
21. Termite statement missing – **FBC 2004 section R320, R4409.13.5, and 1816**

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Structural Review

1. Testing requirements of compacted fill – **FBC 1820.3.2**
2. Transverse steel for monolithic footing – **FBC 1821.1.13**
3. Minimum size for monolithic footing – **FBC 1819.2.1; 1819.5**
4. Corner bars on continuous footings – **FBC 1819.3.1.2**
5. Presumptive soil bearing capacity statement Provide the following statement – **FBC 1818.2, R4404.2.2**
6. Starter Column and sill at double windows – **FBC 2121.2.10; 2121.2.2**
7. Studs continuous at gables – **FBC 2318.1.8.2.**
8. Specify floor sheathing fastening to wall ledgers of 2 stories single family residences based on 10 ft tributary width – **FBC 2322.1.16, 4409.0.1.16.**
9. Specify bracing at 10' Maximum Horizontal ceiling/roof joists – **FBC 2319.9.2**
10. Specify minimum roof sheathing and fastening of single-family residences – **FBC 2322.2.**
11. Edge recess at monolithic footing under wall – **FBC 1820.3.4**
12. Specify Lumber Grade as So. Pine No. 2 unless calculations are provided based on another Grade or Specie – **FBC 2317.1.1**
13. Wood to be pressure-treated when in contact with concrete or masonry – **FBC 2004 section R319 and 2304.11**

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Electrical Review

1. Add/Relocate Receptacles –**NEC 210**
2. Add/Relocate Lights and Switches –**NEC 210**
3. Identify GFCI and Arc Fault Outlets –**NEC 210**
4. Add/Relocate Disconnects –**NEC 424, 430, 440**
5. Correct Conductor Sizes –**NEC 250, 310**
6. Correct Conduit Sizes –**NEC Chap 9**
7. Correct OCPD Sizes –**NEC 310**
8. Add/Correct Circuit Numbers –**CDC Chap 8**
9. Add Stamp for Missing AIC Ratings – **NEC 110**

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Mechanical Review

1. Factory Built Fireplace – provide inspector with manufacturer’s installation instructions - **FBC M Chapters 7 & 8**
2. 20/50 flame spread smoke developed rating required in plenums - **FBC M 602.2.1**
3. Outside air minimum 10 ft. to vents.- **FBC M 401.5 & 6**
4. Spray-booth interlock with exhausts fans - **NFPA 33**
5. Provide mechanical exhaust system to exterior with back-draft damper.-**FBC 13-606.1ABC.1.3**
6. Provide appliance protection from vehicles - **FBC M 303.4 & FBC R G2408.3**
7. Provide minimum 4” clearance around AHU – **FBC M 603.1.3**
8. Provide service access to equipment - **FBC R 1305**
9. Provide condensate overflow protection.- **FBC-R M1411.3**
10. Test and Balance required for final - **FBC Chapter 13 & FBC-M 5.07.16**
11. Condensing units shall be minimum 3 feet from gas meters and 10 feet from LP tanks - **FBC-FG 305.2**
12. No cooking on premises.-**Condition f Approval**
13. Sealed AHU per energy credit -**FBC Chapter 13**
14. Programmable thermostat per energy credit - **FBC Chapter 13**
15. Heat recovery unit per energy credit - **FBC Chapter 13**
16. Duct test report per energy credit.- **FBC Chapter 13**
17. Provide turning vanes on all square turns.-**SMACNA**
18. Insulation R-values conform to energy calculations.-**FBC 13**
19. Note minor corrections to outside air.-**FBC-M Chapter 4**
20. Note kitchen exhaust and supply, minimum separation 10 feet - **FBC-M 506.3.1.2.3**
21. Dryer exhaust outlet no screen.-**FBC-R 1501.1**
22. Roof equipment minimum 10 feet to roof edge.-**FBC-M 304.10**
23. Provide straps/cables over roof-mounted equipment.-**FBC-M 301.13**
24. Provide one hour rated shaft.-**FBC various locations**
25. Provide two hour rated shaft.-**FBC various locations-**
26. Fire and smoke dampers required.-**FBC-M various locations**

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Plumbing Review

1. Update the size/EF of the water heater to match the energy sheets
2. Add clean-outs to sanitary and storm piping to meet minimum sizes - **FBC 708.3.5**
3. Update washing machine branch or drainage stacks to meet minimum sizing - **FBC 406.3**
4. Update sanitary pipe to show uniform slope - **FBC 704**
5. Update water pipe sizing to meet minimum - **FBC Table 603.1**
6. Update P-trap sizing to meet minimum - **FBC Table 709.1**
7. Update building drains/sewer piping - **FBC Tables 710.1(1) & 710.1(2)**
8. Update horizontal fixture drain sizing - **FBC Table 906.1**
9. Update wet vent sizing - **FBC Table 909.3**
10. Update waste stack vent sizing - **FBC Table 910.4**
11. Update vent pipe sizing - **FBC Table 916.1**
12. Update gas pipe sizing - **FBC Tables 402(1) to 402(33)**